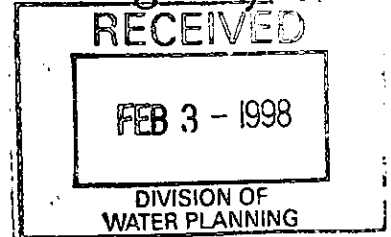




Federal Emergency Management Agency

Washington, D.C. 20472



CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
Case No.: 97-09-890P

The Honorable Joanne Bond
Chairman, Washoe County
Board of Commissioners
P.O. Box 11130
Reno, Nevada 89520

Community: Washoe County, Nevada
Community No.: 320019
Panel Affected: 32031C2800 E
Effective Date of **JAN 30 1998**
This Revision:

102-D

Dear Ms. Bond:

This responds to a request that the Federal Emergency Management Agency (FEMA) revise the effective Flood Insurance Rate Map (FIRM) for Washoe County, Nevada and Incorporated Areas, in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. In a letter dated June 19, 1997, Mr. Glen Armstrong, Nimbus Engineers, requested that FEMA revise the FIRM to show the effects of more detailed hydrologic and hydraulic analyses along an unnamed tributary to White Lake from just upstream of Reno Park Boulevard to approximately 1,400 feet upstream of Cold Springs Road.

All data required to complete our review of this request were submitted with letters from Mr. Armstrong and Ms. Margaret Bowker, Principal, and Ms. Trina Magoon, also with Nimbus Engineers.

We have completed our review of the submitted data and the flood data shown on the effective FIRM. We have revised the FIRM to modify the floodplain boundary delineations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) along an unnamed tributary to White Lake. As a result of the modifications, the width of the Special Flood Hazard Area (SFHA), the area that would be inundated by the base flood, for the unnamed tributary to White Lake decreased. The modifications are shown on the enclosed annotated copy of FIRM Panel(s) 32031C2800 E. This Letter of Map Revision (LOMR) hereby revises the above-referenced panel(s) of the effective FIRM dated September 30, 1994.

The modifications are effective as of the date shown above. The map panel(s) as listed above and as modified by this letter will be used for all flood insurance policies and renewals issued for your community.

A review of the determination made by this LOMR and any requests to alter this determination should be made within 30 days. Any request to alter the determination must be based on scientific or technical data.

The modifications made by this LOMR are based on data used to prepare the effective FIRM and Flood Insurance Study (FIS) report. We are reviewing detailed hydrologic and hydraulic analyses for Cold Springs and Mogul Washes that were prepared by the U.S. Geologic Survey (USGS). When the results of the new analyses are incorporated and the revised FIRM and FIS report become effective, the new FIRM and FIS report will supersede this LOMR, and if appropriate, the new maps will reflect the modifications made by this LOMR. In a letter dated January 15, 1998, Ms. Bowker indicated that Washoe County will obtain additional topographic data and fund additional studies of the affected properties. If

we receive the additional data from these studies before we complete our review of the USGS data, we will revise the maps to reflect the new information, if warranted. However, if the maps are prepared before the studies are completed, we can review the data as a request for map revision under the provisions of Part 65 of the NFIP regulations (copy enclosed) and revise the maps at that time.


This LOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development, and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout the community, so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare an article for publication in your community's local newspaper. This article should describe the changes that have been made and the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.

This determination has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria are the minimum requirements and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM to which the regulations apply and the modifications described in this LOMR.

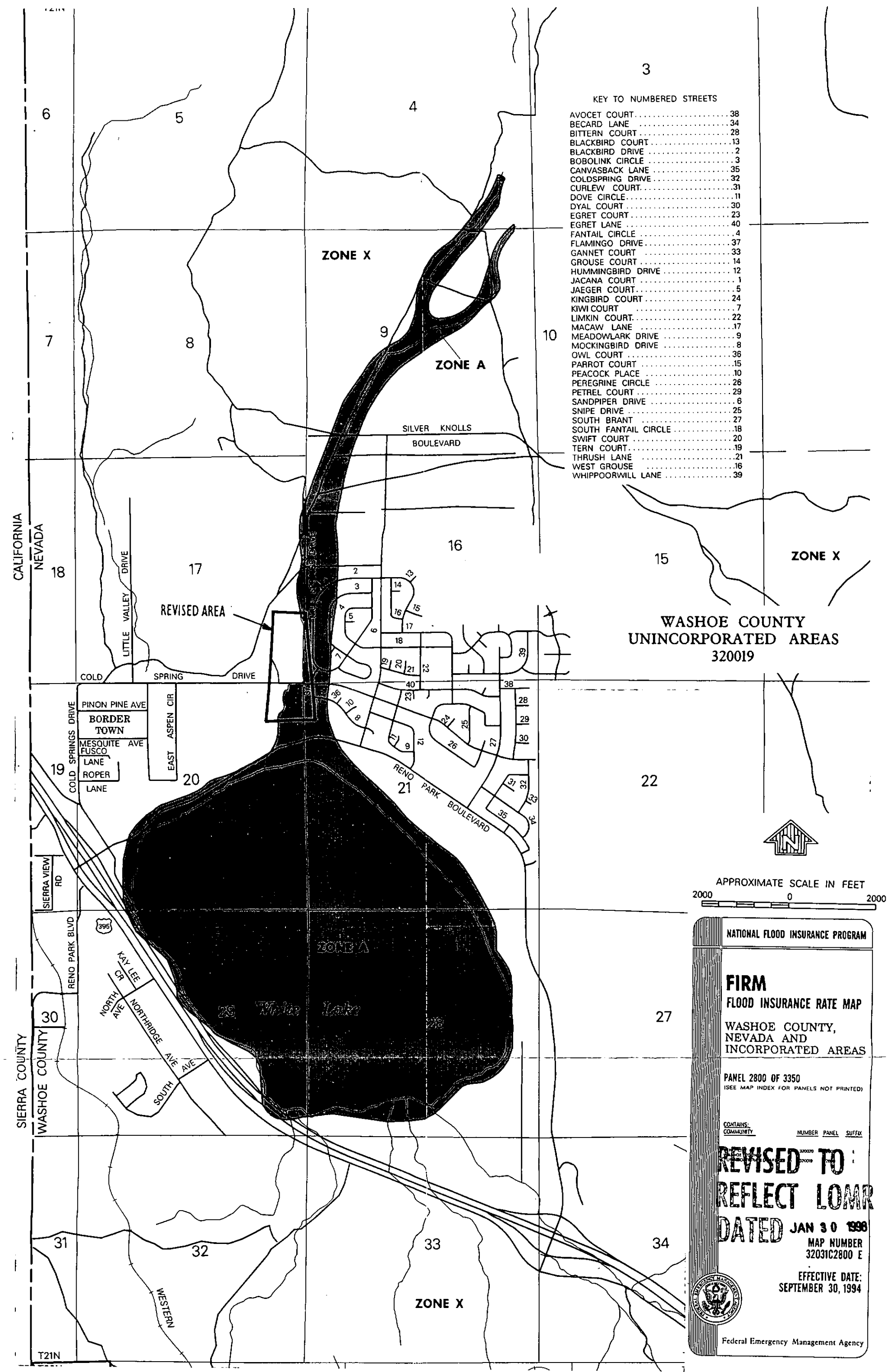
If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please contact the Consultation Coordination Officer (CCO) for your community. Information on the CCO for your community may be obtained by contacting the Director, Mitigation Division of FEMA in San Francisco, California, at (415) 923-7177. If you have any technical questions regarding this LOMR, please contact Mr. Mike Grimm of our staff in Washington, DC, either by telephone at (202) 646-2878 or by facsimile at (202) 646-4596.

Sincerely,


Frederick H. Sharrocks, Jr., Chief
Hazard Identification Branch
Mitigation Directorate

Enclosure(s)

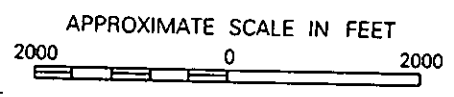
cc: Mr. Glen Armstrong
Nimbus Engineers



KEY TO NUMBERED STREETS

AVOCET COURT	38
BECARD LANE	34
BITTERN COURT	28
BLACKBIRD COURT	13
BLACKBIRD DRIVE	2
BOBOLINK CIRCLE	3
CANVASBACK LANE	35
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CURLEW COURT	31
DOVE CIRCLE	11
DYAL COURT	30
EGRET COURT	23
EGRET LANE	40
FANTAIL CIRCLE	4
FLAMINGO DRIVE	37
GANNET COURT	33
GROUSE COURT	14
HUMMINGBIRD DRIVE	12
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JAEGER COURT	5
KINGBIRD COURT	24
KIWI COURT	7
LIMKIN COURT	22
MACAW LANE	17
MEADOWLARK DRIVE	9
MOCKINGBIRD DRIVE	8
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PEREGRINE CIRCLE	26
PETREL COURT	29
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WASHOE COUNTY
UNINCORPORATED AREAS
320019



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

WASHOE COUNTY,
NEVADA AND
INCORPORATED AREAS

PANEL 2800 OF 3350
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:
COMMUNITY

NUMBER PANEL SUFFIX

**REVISED TO
REFLECT LOMR
DATED JAN 30 1998**

MAP NUMBER
32031C2800 E

EFFECTIVE DATE:
SEPTEMBER 30, 1994

Federal Emergency Management Agency